

3 Pigott Orchard, Quainton,
Buckinghamshire, HP22 4BP

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY

Aylesbury approx. 6 miles (Marylebone 55 mins.), Bicester approx. 10 miles, Milton Keynes approx. 12 miles, London approx. 45 miles

3 PIGOTT ORCHARD, QUAINTON, BUCKINGHAMSHIRE, HP22 4BP

AN EXTENDED FAMILY HOUSE IN A SOUGHT AFTER POSITION WITHIN THE VILLAGE. SUPERB ACCOMMODATION AND PRIVATE GARDENS.

Hall, Cloakroom, Sitting Room, Open Plan Kitchen/Dining/Lounge Area, Family Room, Utility Room. 5 Double Bedrooms (1 Ensuite) Set Over Two Floors, Bathroom. Garage. Parking for 4/5 Vehicles. Good Size Garden.

GUIDE PRICE £850,000 Freehold

LOCATION

Quainton takes its name from the Old English words Cwen + Tun and means 'The Queens Farmstead or Estate' prominent on the skyline is the 14th century church which is exceptionally rich in large late 17th and 18th century monuments. The centre point of Quainton is the picturesque village green which looks up towards the 1830 working windmill. In the middle of the green is a fourteenth century preaching cross and in a picture from the late 1800's the old whipping post is visible where miscreants were tied and flogged! Until the outbreak of Dutch Elm disease the village was encompassed by trees. Quainton now has a public house which hosts fine dining evenings, café, motor repairs, a general store and post office, and there are many clubs and societies. The sports ground features a football pitch, tennis court, and skateboard park.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway which frequently hosts family events. Extensive shopping facilities are situated at Bicester Village Retail Outlet, Friar's Square Centre in Aylesbury, and Milton Keynes.

The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. Services to Euston are available from Cheddington and Leighton Buzzard. Aylesbury Parkway now provides a link to Marylebone at Fleet Marston. Bicester Village station provides a rail service to Oxford in 10 minutes and again London Marylebone in under an hour.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.
Village Primary School at Quainton.
Waddesdon Secondary School.
Public schools at Stowe, Berkhamsted and Oxford.
Grammar Schools at Aylesbury and Buckingham.

DESCRIPTION

Pigott Orchard is a very well regarded location in the village and number 3 has been improved and extended by the current owners. The property now comprises excellent family accommodation set over three floors and at the rear is a generous private garden.

The front door opens into the hall, off which is a cloakroom with a wc, wash basin, and LED downlighting. All of the ground floor except the sitting room has Karndean oak floorboards.

The sitting room is carpeted and contains a gas fire set within a carved marble style surround. There is a stunning kitchen, living and dining room that has a large roof lantern towards the end and a wall of bi-fold doors opening onto the garden. The kitchen is bespoke and was handmade, the wall units a French grey with the islands a darker 'scree' shade. All are soft close and the worktops and backstands are white quartz. The island incorporates a 'Franke' stainless steel

sink. Integrated are a full height fridge, and Bosch appliances including a double oven, dishwasher, induction hob, and a contemporary angled cooker hood. Adjacent the dishwasher in the island are concealed waste bins. The corner of the room opens into a family room, again with bi-fold doors onto the garden, and both the kitchen and family room have LED downlighting. There is a separate utility room fitted in more French grey cupboards and white quartz.
Spaces are provided for a washing machine (plumbing in situ) and a tumble dryer.
On the first floor is the attractive landing area and to the right the principle bedroom that has two built in double wardrobes, and then an ensuite bathroom, where there is a wc, a wash basin in a vanity unit, further cupboards and drawers and a counter. Over the bath is a shower and shower screen and the walls are mostly tiled. Another two double bedrooms, each with built in double wardrobes, can be found on this floor, and also the family bathroom.
The second floor has two spacious double bedrooms, both having under eaves storage and dormer windows. The landing is sufficient enough to form a study area and currently provides lots of storage.

OUTSIDE
At the front is a driveway for 4/5 vehicles, a patch of lawn and a garage that has an up and over door, a concrete floor, and power and light.

To the rear of the house an Indian sandstone patio stretches across the width of the property and a further patio is positioned at the end of the garden. The garden is mainly lawned with flower beds there are raised sleeper borders around the far patio. A timber shed is remaining and paths are either side of the house, one with gated access to the front**.**
The plot enjoys a south easterly aspect and offers a high degree of privacy.

SERVICES
Mains electricity, water & drainage. Oil fired central heating.

COUNCIL TAX – Band F £3,626.49 2026/27

DIRECTIONS
From Aylesbury take the A41 towards Bicester and go through the village of Waddesdon. After a mile or so turn right signposted to Quainton. Follow this road into Quainton and at the T Junction in the middle of the village turn left. Pigott Orchard will be found further along on the left.







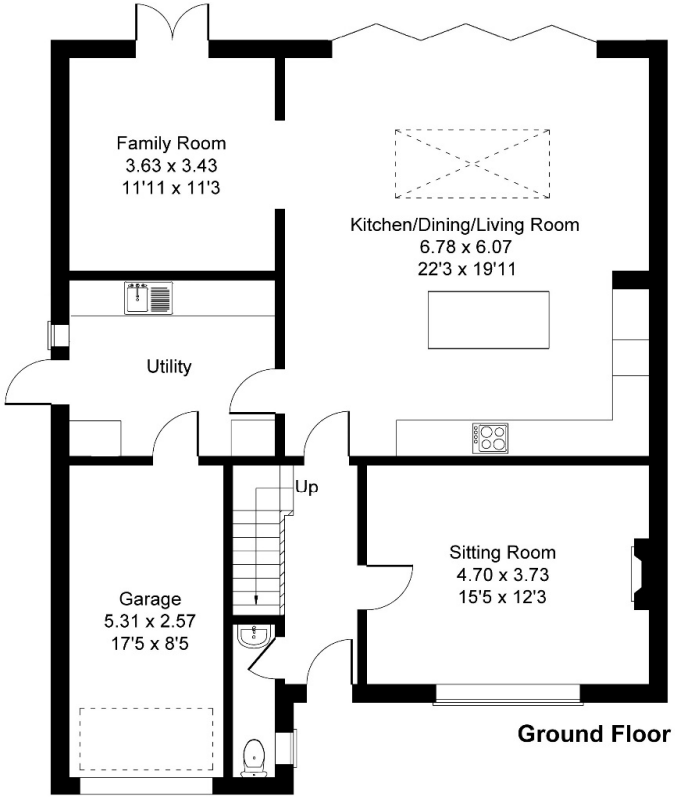




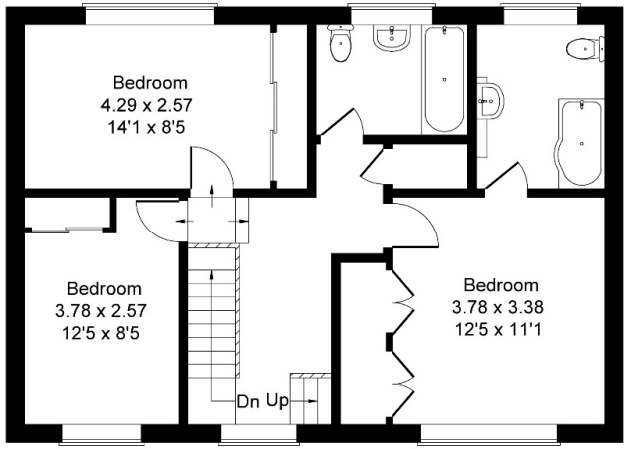


3 Pigott Orchard

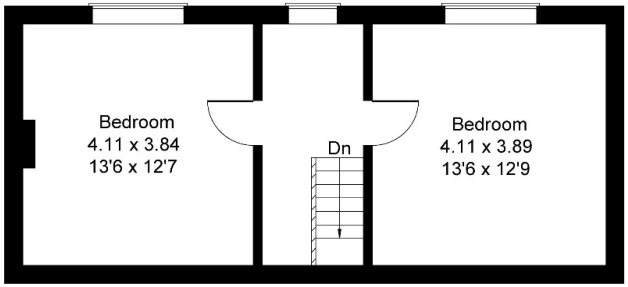
Approximate Gross Internal Area = 199.15 sq m / 2143.67 sq ft
Garage = 13.61 sq m / 146.59 sq ft
Total = 212.76 sq m / 2290.26 sq ft
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.



Ground Floor



First Floor



Second Floor










WILLIAM MORRIS















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6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

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